

Yonker, Charity N.

From: Shannon Guilfoyle <shannon.guilfoyle@gmail.com>
Sent: Monday, November 9, 2020 9:26 PM
To: Planning Comments
Subject: Public Comment

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To: Cascade County Commissioners
From: Shannon Guilfoyle, 13 Homestake Lane, Great Falls, MT 59405
Date: 9 NOV 2020

I object to the removal of the SUP review process for large scale, intensive use on land designated as "Ag" or "MU-40." My objection is not in "name only" as suggested by Charity Yonkers in a recent, unpublished commissioner work session. I could care less what the land designation name is; I do care about its potential use. Because of this, it's important that citizens of Cascade County AND the county itself have the opportunity to review and apply conditions to SUPs. Removing this provision within the Ag District or MU-40 allows potential corporations to DO things to Cascade County rather than work WITH Cascade County. We should ALL have a say in what the future of Cascade County will look like now and well into the future.

Please consider the following:

- 1) Accept the Planning Board's recommendations, or;
- 2) Accept MU-40 and keep the SUP review process in place.

It is not apparent that Cascade County staff have put forth ANY findings to support a MU-40 district. However, IT IS CLEAR that citizens of Cascade County have come forth to object to the proposed MU-40 district as written by county staff and WE WILL NOT BE GETTING A BETTER DEAL as a result. This is a false, unsubstantiated claim made by county staff. Furthermore, it is disheartening and demoralizing for citizens, such as myself, to spend the time, energy, and effort to provide public comment and participate in hearings only to watch county staff and commissioners assume they know better than the CCPB - who put countless hours into reviewing Montana state laws and public comments - before making their recommendations. It's audacious and unwise to move forward with the staff report as it's currently being presented to you without **addressing** public comments before making your decision.

Sincerely,
Shannon Guilfoyle
13 Homestake Lane
Great Fall, MT 59405



Public Comment Form

Cascade County Public Works Department Planning Division
121 4th St N, Suite 2H-2I Great Falls, MT 59401
Phone: 406-454-6905 | Fax: 406-454-6919
Email: planningcomments@casadecountymt.gov

Instructions

This form is for providing public comment to the Cascade County Planning Division for review by any one or more of the following review and/or approval boards: Zoning Board of Adjustment (ZBOA), Planning Board, or Board of County Commissioners. Only complete submissions will be included for board review. Please provide the relevant information for each section below. A complete submission provides all of the following: commenter name and address, comment subject, and commentary on the subject issue(s). If additional space is needed for commentary, please attach additional sheets to this form. Completed forms may be submitted in person at the Planning Division office or by email at planningcomments@casadecountymt.gov.

Commenter Information

Name: Gordon Robinson

Complete Address: 1426 6th Ave N, Great Falls, Montana 59401

Comment Subject (please check one):

- ☒ Special Use Permit Application ☐ Subdivision ☒ Zoning Text and/or Map Amendment
☐ Growth Policy ☐ Variance ☐ Floodplain Regulation Amendment
☐ Subdivision Regulation Amendment ☐ County Road Abandonment/ Discontinuation of County Street
☐ Other (describe): _____

Comment

I totally object to the changes in zoning being proposed in MU-40. Another attempt to open the door for Freisen and the slaughterhouse. This was shot down by the citizens of the county before and someone keeps trying to bring it back in a different form. Someone stands to make a lot of money on this or it would not keep coming to the forefront of the Zoning Board. I am getting very suspicious of the abhorant behavior of members of the board that are entertaining the changes and opening the door for a large scale slaughterhouse that citizens of Cascade County don't want!

We must keep our Agricultural Zoning as is. There are prime farming lands in the areas that the zoning expansion would be taking place. We need to preserve croplands and prime pasture.

Cascade County needs new business, but not the type that will overwhelm our resources and negatively effect many to positively effect only a few!

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Date Received:		Date Reviewed:		Complete:	<input type="checkbox"/> Yes	<input type="checkbox"/> No
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Yonker, Charity N.

From: Carolyn Craven <lifeisgood4us@xmailpost.com>
Sent: Tuesday, November 10, 2020 10:38 AM
To: Planning Comments
Subject: Public Comment
Attachments: 00 Public Comment Form - CKC #7.pdf; 11.07.20 Public Comments MU40 & LIGHT INDUSTRIAL.pdf

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Greetings,

Attached please find another public comment.

Thank you!

Cordially,

Carolyn K. Craven
101 14th Avenue South
Great Falls, MT 59405

PUBLIC COMMENTS MU40 & LIGHT INDUSTRIAL

❖ Value-added Agricultural Commodity Processing Facility (VACPF)

- **MU 40**
- The proposed zoning changes appropriately zoned VACPF in MU20 as requiring a Special Use Permit.
- Definition of Special Use Permit:
 - A use that would not be appropriate generally or without restriction throughout the zoning classification district but which, if further controlled as to number, area, location, or relation to the neighborhood., would promote the public health, safety, welfare, order, comfort, convenience, appearance, prosperity, or general welfare. Special Use Permits may be permitted in a zoning classification district if a specific provision for such special use is explicitly listed in the Zoning District Regulations as a special use and a special use permit is issued by the Cascade County Planning Division upon approval of a Special Use Permit by the Cascade County Zoning Board of Adjustment.
- Definition of Value-Added Commodity Processing Facility:
 - Any facility in which one or more agricultural commodities are physically processed in such a way that results in a value-added agricultural product and is not otherwise defined in these regulations.
- Per the above definition, there is a lack of specificity of what the product might be, what possible chemicals might be used, how waste would be handled, what possible water use might be, what transportation infrastructure would be required, what fire safety might be required in the more remote parts of the county used for MU40. ***These types pf non-specific unusual uses typically require additional oversight via a Special Use Permit which allows public participation in the process of reviewing and assessing the potential impacts.***
- The proposed zoning changes do not require a Special Use Permit for VACPF in MU40. My comment on 11-6-20 states "I noted a single inconsistency with VACPF in MU40 as permitted by right, but which appropriately requires a Special Use Permit in MU20. The unknown and potential adverse effects of a non-specific product processing facility on a much larger and remote site in MU40 must also require a Special Use Permit

CC COMMENT: I strongly urge the Planning Department to require a Special Use Permit for a Value-added Agricultural Commodity Processing Facility (VACPF) if the MU40 District remains.

- **LIGHT INDUSTRIAL (I-1)**
- Definition of Industrial, Light (I-1):
 - Place and/or building, or portion thereof, that is used or is intended for the manufacture (predominantly from previously prepared materials) of finished products or parts, including processing, fabrication, assembly, treatment, packaging, incidental storage, sales and distribution of such apparel manufacturing, printing, and publishing.
- Intent of Industrial, Light (I-1):
 - The I-1 District is intended to provide for industrial uses that are less intensive and operate at a smaller scale relative to heavy industrial developments.

CC COMMENT: I discovered that the proposed zoning changes also allow a VACPF as a permitted right in the Light Industrial (I-1) District.

- Per this definition and the Light Industrial intent (above), it appears that a Value-added Agricultural Commercial Processing Facility (VACPF) is not in the appropriate zoning location for an agricultural-based processing facility. The Light Industrial focuses on manufacturing, fabrication, assembly and industrial uses and does not mention "agricultural".

CC COMMENT: I urge the Planning Department to remove VACPF from the Light Industrial District. If that is declined then I urge the requirement of a Special Use Permit in the I-1 District based on the same rationale presented above for MU40 plus the above description of the Light Industrial (I-1) District.

Respectfully submitted,



Carolyn K. Craven
101 14th Avenue South
Great Falls, MT 59405

Yonker, Charity N.

From: Kris Babbs <kris.babbs@gmail.com>
Sent: Tuesday, November 10, 2020 3:34 PM
To: Planning Comments
Subject: November 12 public meeting written comments

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

To the Members of the County Commission:

I don't know if we missed the deadline, but we will try to submit this anyhow.

As a century landowner in Cascade County, Midway Ranch Properties, LLC is expressing our opposition to the proposed rezoning that is currently under consideration by the County Commission. We learned that the county proposes to change all agricultural land to Mixed Use. This proposal opens the door to intensive industrial users while disregarding the needs of the agricultural, grazing and ranching families in the area.

Cascade County must preserve the availability of agricultural lands for farming and provide stability to the farming and ranching economy. It is extremely important to designate areas where crop production is intended to be the principal use and separate competing industrial or non-agricultural development and uses to more appropriate areas in the county in order to reduce conflicts between farm and non-farm uses. It is essential that Cascade County maintain a critical mass of farmland that keeps the agricultural economy (businesses and organizations that support farms, such as farm suppliers, etc.) viable. Retaining and protecting prime farmland for crop production protects productive soils, which, if developed, are irretrievable. We need to keep land affordable for current and future farmers and protect the character of our county and the well-being of our citizens.

We support the county in its goal to better clarify agricultural land uses. Midway Ranch Properties, LLC, borders the property that is at the heart of this zoning change proposal. We support local business development for small scale facilities and other value-added agriculture, but not at the scale the county is willing to allow in these zoning regulations.

Respectfully,

Kristin Babbs
Jeremy Johnson
Midway Ranch Properties, LLC

Yonker, Charity N.

From: Carolyn Craven <lifeisgood4us@xmailpost.com>
Sent: Wednesday, November 11, 2020 2:19 PM
To: Planning Comments
Subject: Public Comments
Attachments: 00 Public Comment Form - CKC #7.pdf; 11.11.20 Public Comments Summary.pdf

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Greetings,

Please find attached public comment.

Thank you very much!

Cordially,

Carolyn K. Craven
101 14th Avenue South
Great Falls, MT 59405



Public Comment Form

Cascade County Public Works Department Planning Division
121 4th St N, Suite 2H-2I Great Falls, MT 59401
Phone: 406-454-6905 | Fax: 406-454-6919
Email: planningcomments@cascadecountymt.gov

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Commenter Information

Name: Carolyn K. Craven

Complete Address: 101 14th Avenue South, Great Falls MT 59405

Comment Subject (please check one):

- ☐ Special Use Permit Application ☐ Subdivision ☒ Zoning Text and/or Map Amendment
☐ Growth Policy ☐ Variance ☐ Floodplain Regulation Amendment
☐ Subdivision Regulation Amendment ☐ County Road Abandonment/ Discontinuation of County Street
☐ Other (describe): _____

Comment

11.03.20 Resubmission of 03.12.20 Public Comments Zoning & GP
11.04.20 Resubmission of 03.21.20 Public Comments Zoning Effects
11.05.20 Public Comments AG VS MU40 Zoning
11.07.20 Public Comments MU40 & Light Industrial
11.11.20 Public Comments Summary

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Date Received:		Date Reviewed:		Complete:	<input type="checkbox"/> Yes	<input type="checkbox"/> No
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PUBLIC COMMENT SUMMARY

SUPPORT

- Support the Planning Board's recommendation to adopt the MU20 District.
- Support the MU20 District for "commercial, less intensive and residential" uses.
- Support Planning Board's recommendations to retain a clearly defined AG District.
- Support recommendation from Montanans for Responsible Land Use professional land use consultant, Kate McMahon, to "add a statement of intent that reflects the purpose in the staff report to create a 'true agricultural district'". I also support the recommended statement of intent as suggested by Kate McMahon.
- Support for "Removal of non-Agricultural Uses (General Sales, Shopping Centers, Manufactures Housing Sales, Nursing Homes, Parking Garages, Warehouses)" from the area proposed for MU40.
- Support concerns and documentation provided by Kate McMahon, professional land use consultant for Montanans for Responsible Land Use (see 11.05.20 public comment by Kate McMahon, pages 3-5), that "there are serious public health, safety and welfare concerns with locating large scale intensive land uses in remote/rural sections of the county".
- Support the Special Use Permit requirement for Value-added Agricultural Commodity Processing Facility" (VACPF) in MU20.
 - Strongly recommend adding the requirements for a Special Use Permit for VACPF in both the MU40 and Light Industrial Districts which, in the proposed regulations, are permitted by right. For VACPF uses there is a lack of specificity on the size of the processing facility, what the products might be, what possible chemicals may be used, how waste would be managed, what the water needs would be, what the required transportation infrastructure would be, how fires and other emergencies could be safely and adequately managed, especially in the more remote parts of the county used for MU40. These types of non-specific unusual uses typically require additional oversight via a Special Use Permit, which allows public participation in the process of reviewing and assessing the potential impacts.

OPPOSE

- Oppose the intent of MU40 for “large scale intensive uses” and agree with the Planning Board’s recommended to deny MU40.
- Oppose having the MU-40 District because it is intended to allow “land uses that may be more intensive in character and larger in scale while allowing residential sites characteristic of traditional farming and ranching uses”
 - Disagree with the Planning Department’s statement that “With the AG District divided between the MU20 and MU40 geographies, there is less of a need for the use of the SUP process since there are fewer potentially impacted residences and those around are likely to be involved in a productive land use.” (See Addendum)
 - It is not just about the residences and land use but also about the environmental impact, size of the processing facility, water use, waste generated, safety in emergencies, transportation infrastructure, etc.
 - As expressed in comment above, I strongly urge Special Use Permits for Value-added Agricultural Commodity Processing Facility in ALL districts.
- Oppose MU40 as it is distinctly different from the prevailing agricultural use.
- Oppose the Planning Department’s statement that “the proposed zoning regulation and map have been made in accordance with the Growth Policy. See this writer’s resubmission of public comments on 03.12.19 and 03.21.19, which clearly identify the goals and objectives used and NOT used.

RECOMMEND

- Recommend a new analysis of zoning changes in compliance with the Growth Policy.
 - Public comments resubmitted by this writer for this hearing that were initially submitted on 3-21-19 revealed only 8 goals and 13 objectives were used out of 96 objectives in the Growth Policy. Analysis revealed 100% of those zoning changes were based on only 13% of all the objectives in the Growth Policy and that only 2 objectives were the justification for 50% of the Growth Policy objectives used. Those two were “{Sustain and strengthen economic well-being” and “Open space...encourage cluster development”. Additionally, there was NO MENTION of goals about water quality, clean air, environmental quality, tourism, transportation, preserving Cascade County’s scenic beauty.
 - Recommend the planning staff reflect on “Growth Policy – Chapter 5 – Economic Activity and Constraints”.
 - Commercial and manufacturing uses should be encouraged, if such uses do not adversely affect agriculture and are located around and in existing rural communities.

- Every effort should be made to protect and maintain farming units, because the family farm is important in the economy of Cascade County.
- Efforts should be made to discourage commercial strip development along major thoroughfares.
- Environmental as well as economic perspectives should be considered in any future development.
- Efforts should be made to attract non-transportation sensitive industry to Cascade County.
- Encourage future development to locate on non-productive or marginally productive agricultural land.
- Minimize, to the greatest degree possible, the adverse social and environmental impacts of development and encourage beneficial effects of orderly growth.
- Encourage economic activities to locate in those areas most economically, socially and environmentally appropriate, as determined by the County Planning Board and other public agencies.

Thank you for your consideration of these recommendations.

Respectfully submitted.



Carolyn K. Craven
101 14th Avenue South
Great Falls, MT 59405

Please note that I am also in full agreement with the detailed and expert comments as provided by our professional land use consultant, Kate McMahon, on behalf of Montanans for Responsible Land Use.

10-27-20 -11.05.20

There are no definitions in the ZR for "productive land use". I submit the following addendum and have also contacted the American Planning Association. I have found nothing relating industrial agriculture aka factory farms to anything about productive land use.

Please note the attached addendum

ADDENDUM

PRODUCTIVE LAND USE

1) *What is productive land use?*

- Land that has produced farm crops within the previous 5 years.
https://www.mindat.org/glossary/productive_land
- Methods to increase land productivity are:
 - Farmers need to use high-yielding variety of seeds, adequate amount of chemicals or bio-fertilizers, and improved agricultural implements such as power tillers or tractors.
 - The productivity of land is largely determined by its natural qualities.
- Land is important in agricultural.
 - It is important to note that all the land available for cultivation is not only used for raising food crops. Some people also live on animal rearing and, therefore, use their land for raising hay crops. Similarly, in order to restore the ecological balance of a country, some portion of land is kept under forests.

2) *Typical rural land use.*

- Rural Lands defined as those rural areas outside of Rural Service Centers and Rural Residential Subdivisions. Rural lands include, but are not limited to, those generally developed to lower residential densities, agricultural activities, resource extraction, timber harvesting, resource conservation, public or private recreation or open space. Rural lands can also include institutional uses and public service uses, such as solid waste disposal sites.
[planning.smcgov.org > sites > files > documents > files](http://planning.smcgov.org/sites/files/documents/files)
 - Agricultural land is used for the growing and harvesting of crops and livestock. These are things like ranches, farms and pastures.
[Sustainable agriculture - Agricultural land - OECD Data
data.oecd.org > agrland > agricultural-land](http://Sustainableagriculture-OECDData.data.oecd.org/agrland/agricultural-land)
- Rural lands include those generally developed to lower residential densities, agricultural activities, resource extraction, timber harvesting, resource conservation, public or private recreation or open space.

3) *Which factors affect productivity of land?*

[Mhttps://www.toppr.com/ask/question/which-factors-affect-the-productivity-of-land/ajor factors affecting the productivity of land are:](https://www.toppr.com/ask/question/which-factors-affect-the-productivity-of-land/ajor-factors-affecting-the-productivity-of-land-are)

- Quality of land, means of irrigation, situation of land, proper use of land, improved methods of cultivation, ownership of land...

4) *Agricultural land*

- Defined as the land area that is either arable, under permanent crops, or under permanent pastures. Arable land includes land under temporary crops such as cereals, temporary meadows for mowing or for pasture, land under market or kitchen gardens, and land temporarily fallow. Land abandoned as a result of shifting cultivation is excluded. Land under permanent crops is cultivated with crops that occupy the land for long periods and need not be replanted after each harvest, such as orchards and vineyards. This category excludes land under trees grown for wood or timber. Permanent pasture is land used for five or more years for forage, including natural and cultivated crops. This indicator is presented as a total and per type of agricultural land and is measured in hectares and in percentage. Other agro-environmental indicators include Organic farmland and Transgenic cropland.
[OECD Compendium of Agri-environmental IndicatorsPublication \(2013\)](#)